

2025-004038

Klamath County, Oregon

05/28/2025 03:54:01 PM

Fee: \$87.00

WHEN RECORDED RETURN TO:

MAIL TAX STATEMENT TO:

Valentin Gomez

9997 CR 452

Merkel, TX 79536

WARRANTY DEED

THE GRANTOR(S),

Land Hunter Group, LLC, a UT Limited Liability Company with a mailing address of
104 East 600 South, Ste 869, Heber City UT 84032,

for and in consideration of: \$15,150.00 and other good and valuable consideration grants,
bargains, sells, conveys and warranties to the GRANTEE(S): Valentin Gomez of 9997 CR 452,
Merkel, TX 79536, the following described real estate, situated in the County of Klamath,
State of Oregon:

SPRAGUE RIVER VALLEY ACRES BLK-5 LOT-1

APN R293532

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions,
restrictions, rights of way and easements of record the grantor hereby covenants with the
Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and
has good right to sell and convey the same; and that Grantor, his heirs, executors and
administrators shall warrant and defend the title unto the Grantee, his heirs and assigns
against all lawful claims whatsoever.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING
FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS
195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424,
OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY
DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS
AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE
PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE
APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE

UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

Grantor Signatures:

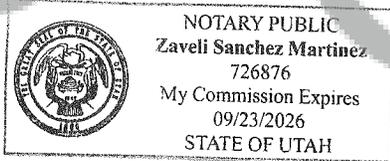
DATED: 5/28/2025



Brian McClatchie, Managing Member
Land Hunter Group, LLC
104 East 600 South, Ste 869
Heber City UT 84032

STATE OF Utah COUNTY
OF Wasatch ss:

This instrument was acknowledged before me on this 28th day of May, 2025
by Brian McClatchie of Land Hunter Group, LLC.



Zaveli Sanchez
Notary Public
Signature of person taking acknowledgment

Branch Service Manager
Title (and Rank)

My commission expires 09/23/2026